

# *Appraisal Report For*

**TRC ENVIRONMENTAL CORP.**

**RE: Summary Appraisal  
154 Raymond Blvd  
Newark, NJ**



**KERR APPRAISAL GROUP, INC.**

180 OLD TAPPAN ROAD  
OLD TAPPAN, N.J. 07675

464289





# KERR APPRAISAL GROUP, INC.

180 OLD TAPPAN ROAD, OLD TAPPAN, NEW JERSEY 07675

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FEE APPRAISERS, COUNSELOR MEMBER &  
PAST NATIONAL PRESIDENT

August 12, 1997

TRC Environmental Corp.  
291 Broadway, Suite 1206  
New York, NY 10007

Attn: Nuria Muniz

**Re:** Summary Appraisal of vacant land located at 154 Raymond Blvd., City of Newark, NJ, also known as Block 5002 Lots 3, 5, 14, and 16 on the Tax Map of the City of Newark, New Jersey.

Dear Ms. Muniz:

In accordance with your request, we have made an exterior inspection of the subject property with the purpose of estimating Market Value of the subject land only, as of August 8, 1997, as if clean and uncontaminated with any environmentally hazardous material. The appraisers have given no positive or negative consideration to the existing dilapidated improvements. Our report in detail is attached.

Market Value is defined as - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.  
*[Regulation 12 CFR 564.2(f)]*

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and each acting in what he considers his own best interest;
- (3) a reasonable time is allowed for exposure in the open market;

- (4) payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold, unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.

*Uniform Standards of Professional Appraisal Practice April 20, 1990, Appraisal Standards Board of the Appraisal Foundation.*

After careful consideration, it is our opinion that present Market Value of the subject land, as of August 8, 1997, as if clean and uncontaminated with any environmentally hazardous material, is:

**TWO MILLION FIVE HUNDRED SEVENTY FOUR THOUSAND DOLLARS  
(\$2,574,000).**

Respectfully submitted,



David G. Adams  
Certified General Appraiser  
New York/New Jersey



Stuart R. Kerr IFAC  
Certified General Appraiser  
NJ/NY/PA

## **EXECUTIVE SUMMARY**

**Appraisal Date:** August 8, 1997

**Inspection Date:** August 8, 1997

**Property Identification:** Summary Appraisal of vacant land located on Avenue P, City of Newark, NJ, also known as Block 5002 Lots 3, 5, 14, and 16 on the Tax Map of the City of Newark, New Jersey.

**Interest Appraised:** Fee simple estate of land only.

**Land Area:**  
14.771 ± acres  
Lot 3, 5, 16 9.282 acres  
Lot 14 5.489 acres

**Building Data:** The subject is considered vacant industrial land. The appraisers have given no positive or negative consideration to the existing dilapidated improvements.

**Zoning:** I-3 Industrial

**Highest And Best Use:** Industrial

**Value Conclusion:**

Income Capitalization Approach.....	N/A
Cost or Replacement Approach:.....	N/A
Direct Market Sales Comparison Approach:.....	\$2,574,000

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## **APPRAISAL REPORT**

### **DATE OF INSPECTION:**

August 8, 1997

### **DATE OF VALUE:**

August 8, 1997

### **MADE FOR:**

Ms. Nuria Muniz, TRC Environmental Corp.

### **LOCATION AND/OR PROPERTY DESCRIPTION:**

Summary Appraisal of vacant land located on Avenue P, City of Newark, NJ, also known as Block 5002 Lots 3, 5, 14, and 16 on the Tax Map of the City of Newark, New Jersey. (see locational and tax maps attached hereto).

### **PURPOSE OF APPRAISAL:**

The purpose of this appraisal is to estimate the Market Value of the property herein described as of August 8, 1997, as if clean and uncontaminated with any environmentally hazardous material.

### **FUNCTION OF APPRAISAL:**

The function of the appraisal is for the private use of TRC Environmental Corporation.

### **SCOPE OF THE APPRAISAL:**

Scope is defined as "the extent of the process of collecting, confirming, and reporting data." The first step is to inspect the subject property to determine what the appraisal problem is and the extent of the research that will be required. After defining the appraisal problem, the appraisers consider the appropriate approaches to value needed to complete the assignment.

This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report.

This appraisal is made of the real property only and includes structural and site improvements as of the date of value. No value consideration has been given to personal property, business value, trade fixtures, etc. Site and structural improvement data were derived from an exterior inspection of the property, in addition to current tax assessment records. The appraisers were not able to gain access to the property as it is secured by a chain link fence. The appraisers have given no positive or negative consideration to the existing dilapidated improvements. No survey or topographic maps were made available to the Appraisers. All three principal approaches to value were considered.

### **PROPERTY RIGHTS APPRAISED:**

The property rights appraised are those rights in Fee Simple Estate which is defined as "Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government"<sup>1</sup>. These rights include "the interests, benefits, and rights inherent in the ownership of real estate"<sup>2</sup>.

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<sup>1</sup> The Dictionary of Real Estate Appraisal, 2nd. Ed., American Institute of Real Estate Appraisers, Chicago, Ill.

<sup>2</sup> *ibid.*



### **DEFINITION OF MARKET VALUE:**

Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. Continual refinement is essential to the growth of the appraisal profession. The current economic definition of market value can be stated as follows:

**"MARKET VALUE** - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and each acting in what he considers his own best interest;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold, unaffected by special or creative financing\* or sale concessions granted by anyone associated with the sale."<sup>3</sup>

\* Adjustments are made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition

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<sup>3</sup> As defined by: The Uniform Standards of Professional Appraisal Practice, April 20, 1990, by the Appraisal Standards Board of the Appraisal Foundation and Regulation 12 CFR 34.42 from the Code of Federal Regulations.

or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a third party institutional lender that is not already involved in the party of transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the markets reaction to the financing or concessions based on the appraiser's judgment.

**ENVIRONMENTAL RESPONSIBILITY DISCLAIMER:**

In accordance with client instructions, the subject property is to be valued as if free of any environmentally hazardous contamination. In recent history, environmental issues have become an integral part of determining property values. Legislation that delineates the responsibilities for environmental hazards and the clean-up can greatly affect the value of real property. The appraiser makes no representation as to the subject's compliance with environmental legislation nor does the appraiser represent any knowledge of present environmental conditions, historical site usage or adjacent property usage which may determine potential environmental liabilities.

We reserve the right to recall this estimate of value should governmental requirements or historical site usage affect the market value of the subject properties due to adverse environmental conditions resulting therefrom.

## **ESSEX COUNTY:**

The subject property is located in Essex County. . Essex County is bordered by Passaic and Bergen Counties to the north, Union County to the south, Hudson County to the east and Morris County to the west. Situated approximately 10 miles west of New York City, it is the second most populated county in New Jersey (1990 population<sup>4</sup> was 778,206) and the third smallest in terms of land size (encompassing 129.56 square miles). The county seat is located in Newark, the most populous city in New Jersey.

The County is diversified in usage, varying from heavy industry in Newark, the state's largest city located at the southeast corner of the County, to the upscale suburban residential communities in the north and western sections, such as North Caldwell and Short Hills.

Essex County is heavily urbanized and industrialized in the southeasterly portion. Newark is still the largest in New Jersey with an estimated 1990 population of 275,221, notwithstanding a decrease of almost 28 percent since 1970. While Newark's past reputation was linked to heavy industry, it was and is one of the largest insurance centers in the United States.

The city is undergoing a large-scale economic renaissance as a result of a combined business, institutional and government commitment to the redevelopment of downtown Newark, largely spurred by Gateway Center, an office/hotel complex near Penn Station, and the new arts center for the New Jersey Symphony Orchestra.

The Newark International Airport, located on the Newark/Elizabeth border, is one of the busiest in the country. Additionally, Port Newark, and the adjoining Port Elizabeth in Union County to the south, handle fifty percent of the total cargo in the region. These centers are the hub of the northeastern highway network, providing road access for commuters and freight throughout the Washington-Boston corridor and extending westward to Ohio.

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<sup>4</sup> The New Jersey Municipal Data Book, 1992, Information Publications, Palo Alto, California, p. 581.

Major highways extending from this focus include Interstate highways 78, 95 (the New Jersey Turnpike) and 280, and US highways 1, 9 and 22. Additional major highways traversing Essex County include I-80, the Garden State Parkway, U.S. Highway 46, and state highways 7, 10 and 23. The transportation network is further enhanced by New Jersey Rail lines extending outward from Hoboken and PATH lines from Newark running under the Hudson directly into New York City.

Development in western Essex County, especially along the east/west Interstate Route 280 corridor in Livingston Township and Roseland Borough, is emerging as a premier office location. This area offers a similar suburban atmosphere as Parsippany (the major development locale for office space in northern New Jersey) but has superior access to New York City.

As of 1990, the division of real property valuation within Essex County is 69.2 percent residential with another 4.2 percent apartments; 16.6 percent is commercial; 8.4 percent is industrial; and less than 1.7 percent is vacant or farmland.

Essex County is enhanced by three main factors: first, most major regional highways run through the county; second, the states only major public airport, Newark International Airport, is located in the southeast corner of the county; and third, one of the nations largest ports, the Port of Newark and Elizabeth, is also situated in the southeast corner of the county. These factors establish Essex County as a hub of economic and commercial activity not only within New Jersey but moreover along the northeast seaboard.

### **NEWARK CITY:**

Newark is located in southeastern Essex County bordering Hudson and Union counties. It is the largest city in New Jersey in population and the second largest in size. The city is bordered by Belleville to the north; Bloomfield, East Orange, South Orange, Maplewood and Irvington to the west; the Union Counties of Hillsdale and Elizabeth to the south; and the Passaic River and Newark Bay to the east. Across the Passaic River to the east are the Hudson County communities of Kearney, East Newark and Harrison, while Jersey City and Bayonne lie across Newark. The City encompasses 23.81 square miles and is the second largest city in the state (Vineland, though far less densely populated, covers 68.67 square miles). The City had a 1990 population of 275,221, which reflects a 28% population decline, with 16% of the decline occurring since 1980. This decline is reflective of the riots that occurred in Newark in the late 1960s as well as continued urban decay.

The City of Newark has excellent transportation access, reflective of Newark's position as a hub of the eastern seaboard. Major highways crossing Newark include the New Jersey Turnpike (Interstate I-95), interstate highways I-78 and I-280; U.S. highways 1-9 and 22 and State Highway 21. The Garden State Parkway runs just west of the City. Conrail and Amtrack rail lines cross the City, as well as New Jersey Transit and PATH commuter lines accessing New York City. Various bus lines also provide access to New York City and surrounding areas.

As a percentage of total assessed real property valuation, the development profile of the borough is 39.3% residential (including 8.2% apartment development), 39% commercial, 18.6% industrial and 3.1% vacant land; no farm properties are listed in the City. Of the 102,473 housing

units within the borough, less than 10% are single-family residences just over 50% were developed prior to 1950. The median value of single-family home is \$110,000. The median rent is \$385 per month.

While Newark has suffered from many of the ills affecting major urban centers across the country, the City is a vital part of not only the states but the regions economic viability. The Port of Newark and Elizabeth is one of the largest container ports in the country, second only to the Port of Los Angeles. This port provides for the export and import of goods from industrial and commercial sectors throughout the northeast region of the country. Newark International Airport is not only the oldest but the most modern regional airport. Also, the downtown sector of the City is home to many major corporations, and is considered a prominent location for major insurance companies. Newark is also home to the New Jersey University of Medicine and Dentistry, the New Jersey Institute of Technology and a campus of Rutgers University (a state college). Additionally, a state-funded art's center is being developed in downtown Newark as part of the states revitalization effort for the City.

The downtown section of Newark is developed with an assortment of state and national corporations occupying the older office buildings and skyscrapers that dominate the downtown market. Similarly, industrial developments abound in the areas surrounding the Newark International Airport and the Port of Newark. In the other areas of the City, however, there is a mix of residential, commercial and industrial development. Residential neighborhoods containing single- and multi-family improvements with localized neighborhood shopping areas about small enclaves of industrial development.

Newark has a median age of 29.6 years, with a median household income (1989) of \$21,650, contrasted to the county's median age of 33.4 years with a median household income of \$34,518. The per capita income in Newark is \$9,424, almost half the county average of \$17,574. The total civilian labor force in 1990 was 123,808.

Employment opportunities for the residents of Newark are primarily within the City in the various office buildings in downtown Newark and the industrial areas surrounding the port and the airport and those areas interspersed throughout the city. Local commercial and neighborhood support retail stores also provide employment opportunities. There is some commuter traffic to New York City. Retail and office support for the residents is found interspersed through most neighborhoods, with a concentration of office buildings in the downtown sector.

The community provides education from Kindergarten through twelfth grade. The 1990-91 enrollment (our latest figures) was 48,024. Area hospitals include the 523-bed Newark Beth-Israel Medical Center; the 466-bed University Hospital; the 429-bed United Hospitals Medical Center; the 419-bed St. Michaels Medical Center; and the 206-bed Columbus Hospital<sup>5</sup>.

The City had a 1,226-man police force in 1992, with a crime rate of 148.2 per 1,000 people. Over 98% of the housing units are serviced by public water and sewer systems, with the remaining homes predominantly on wells and septic systems.

#### **NEIGHBORHOOD DATA:**

The subject property is located on Raymond Boulevard and Route 1-9 in the City of Newark, New Jersey. The neighborhood is located eastern section of the City of Newark. The

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<sup>5</sup> From "A Consumers Guide to Hospitals In New Jersey"; 1995 ed. Division of Health Evaluation & Licensing.

neighborhood is generally bounded by Passaic River to the north, Newark Bay to the east, Wilson Avenue to the south, and Route 1-9 to the west. The neighborhood is generally industrial in character. Land uses adjacent to the subject property are industrial and commercial with a new Multiplex Cinema located to the south of the subject.

Access to the neighborhood is gained over Raymond Boulevard connecting with Route 1-9 and the New Jersey Turnpike (I-95). The neighborhood has good locational characteristics for industrial development.

There is a substantial labor market within the area. The surrounding communities are a mix of residential, commercial and industrial properties with the population displaying a wide range of skills and talents. The subject property's market area, generally considered Essex, and Hudson Counties, is greatly augmented by the subject's proximity to New York City.

Transportation access is good, and there is an abundant supply of labor. While the recent recession had a serious impact on the local economy, and induced up to a 20% drop in local real estate values, the market appears to have stabilized, with increased economic activity in the surrounding areas. Low mortgage rates have also sparked an in sales activity, though primarily in the residential market. Based on the attributes of the neighborhood and current economic trends, the outlook for the growth in market values and rents in the neighborhood is through the foreseeable future.

**UTILITIES:**

All utilities are available to the site.



**ZONING:**

The subject property is located in an I-3 Industrial District. Permitted uses generally include industrial and manufacturing activities. The permitted uses, zoning map, and bulk requirements for the District are included in the addendum of this appraisal report.

**PROPERTY SALES HISTORY: (Last three years).**

The subject property was taken by the City of Newark for non-payment of taxes in October of 1996. The taking is not considered to represent market value.

**OWNER OF RECORD:**

City of Newark

**TAXES & ASSESSMENTS-1997:**

Taxes and assessments for 1997 are as follows:

ASSESSED VALUE		
	Lot 3,5,16	Lot 14
LAND	\$110,000	\$185,600
IMPROVEMENT	\$ 0	<u>\$378,400</u>
TOTAL	\$110,000	\$564,000

The average assessed value to market value ratio in effect in the City of Newark for the Year 1997 is 16.38%. This correlates to an indicated market value, according to the current assessment, of \$4,114,774. However, equalization ratios are based on the entire municipality inclusive of all property types, thus limiting their applicability and credibility pertaining to a specific property.

**FLOOD PLAIN STATUS:**

The subject property is not located in a flood hazard area, according to the National Flood Insurance Program's Flood Insurance Rate Map (FIRM) for the City of Newark Community Panel Number 3401890008B, dated March 28, 1980.

The flood map status is noted as a point of information only. It is assumed that flood insurance would be required.

**DESCRIPTION OF PROPERTY:**

The subject is located on Raymond Boulevard in the City of Newark, New Jersey. The property is improved with a vacant dilapidated industrial building. The appraisers have given no positive or negative consideration to the existing dilapidated improvements. The building appears to be fully depreciated and is considered to have no value.

The subject site is an irregularly shaped parcel containing a total of 14.771 acres of land. Lots 3, 5, and 16 have been merged and contain 9.282 acres, while lot 14 contains 5.489 acres. Raymond Boulevard forms the north boundary, the New Jersey Turnpike forms the east boundary and Route 1-9 forms the west boundary. The site has 1,325 ft. of frontage on Route 1-9. Since no survey or topographic map was made available to the appraisers, the site analysis is based on information obtained from the Tax Assessor's office and visual exterior inspection. Generally, the site has level to gently rolling terrain. There were no other apparent adverse easements, encroachments, or conditions on the subject site.

## **HIGHEST AND BEST USE:**

Highest and best use, or optimum use refers to the feasible, permitted and most profitable use to which a property can be utilized, or that use which will yield the highest return on investment.

Highest and Best Use is defined as "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are physical possibility, legal permissibility, financial feasibility, and maximum profitability."<sup>6</sup>

The definition above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

An analysis of the highest and best use involves two distinct considerations, namely; the highest and best use of the land as vacant and the highest and best use of the property as improved. These two considerations do not necessarily have to coincide.

It is customary to narrow down the number of all conceivable uses for a property in four steps:

1. Isolate the physically possible uses. Those uses which are physically attainable for the subject site.
2. Determine the legally permissible uses. Those uses which are permitted by the local zoning codes and deed restrictions.
3. Find the financially feasible uses among the possible and permitted uses. These are the uses which appear economically sound.

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<sup>6</sup> The Dictionary of Real Estate Appraisal, American Institute of Real Estate Appraisers, Chicago Illinois, 1989.

4. Select the maximally productive, or highest and best use from the feasible uses. That use which will provide the highest net return to the property.

The highest and best use of a given parcel that is vacant and available for development may be different from the highest and best use of the property if improved. This concept holds true for improvements that are not appropriate in use or make no contribution to the total value in excess of the estimated unimproved site value.

#### Physically Possible

Physically, the subject is located on Raymond Blvd., in the City of Newark, New Jersey. The neighborhood is Industrial in character.

The shape of the site is irregular but of a configuration that promotes good site utilization. The site has all utilities available. While we were not provided with a soil or subsoil study, the load-bearing capacity of the soil appears to be adequate by virtue of the existing structures in the neighborhood. Therefore, based upon the physically possible criterion, the only practical limiting factor is the size of the site.

#### Legally Permissible

While, the only limiting factor on the physically possible criterion was the size of the site, the legally permissible criterion limits development to what is legally permitted. The land use controls which impact the site are the local zoning controls.

The subject property is located in an industrial district. Uses permitted by right include industrial and manufacturing activities.

### **Financially Feasible**

While the legally permissible criterion limits development to what uses are allowed on the site by the current land use controls, the financially feasible test further limits development to those uses which generate a positive rate of return.

The land use controls permit the development of the subject site with an industrial use. The neighborhood is predominantly industrial in character. Additional industrial development is located adjacent to the subject property. Therefore, the only use considered financially feasible is an industrial use.

### **Maximally Productive**

The maximally productive use is the use from amongst the financially feasible uses that produces the highest rate of return on investment. Given the income potential of the financially feasible development opportunities, the development of the subject property to the highest density permissible is considered the maximally productive use. Therefore, the maximally productive use of the property is a residential use developed to the highest density allowed as per the requirements of the Zoning Code.

### **Conclusion:**

As indicated in our analysis of the Highest and Best Use, the use of the subject property that meets all of the stated tests is an industrial development. The neighborhood is predominantly industrial in character with good access and location. Therefore, it is the appraisers' opinion that the Highest and Best Use of the subject property as if vacant or improved, is an industrial use.

### **APPRAISAL APPROACH:**

There are three classic approaches to value:

- 1) Income or Capitalization Approach;
- 2) Cost or Replacement Approach;
- 3) Market-Direct Sales Comparison Approach.

All three approaches have been utilized in this appraisal.

### **INCOME OR CAPITALIZATION APPROACH TO VALUE:**

An appraisal technique in which the anticipated net income is processed to indicate the capital amount of the investment which produces the net income. The capitalized value, is, in effect, the sum of the anticipated annual rents less the loss of interest until the time of collection. The reliability of this technique is dependent upon four conditions; namely: (a) the reasonableness of the estimate of the anticipated net annual incomes; (b) the duration of the net annual income, usually the economic life of the building; (c) the capitalization (discount rate); and (d) the method of conversion (income to capital). "By using the income capitalization approach, appraisers measure the present value of the future benefits of property ownership. Income streams and values of property resale (reversion) are capitalized (converted) into a present, lump-sum value"<sup>7</sup>. depreciation

Since the subject is vacant land, it is the appraisers' opinion that the Income Approach would have little meaning in the overall correlation of value. Therefore, the Income Approach has not been included in this appraisal assignment.

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<sup>7</sup> *The Appraisal Of Real Estate*, Eighth Edition, American Institute of Real Estate Appraisers, Chicago, Illinois

### **COST OR REPLACEMENT APPROACH TO VALUE:**

**"Cost Approach** - That approach in appraisal analysis which is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land or when relatively unique or specialized improvements are located on the site and for which there exist no comparable properties on the market."<sup>8</sup>

This approach usually sets the upper limits of value and tends to be less reliable in older properties due to the difficulty in accurately assessing depreciation. The four basic steps used to arrive at an indication of value in the Cost Approach are:

1. Estimate the value of the site through an applicable method such as land sales comparables, abstraction, residual, development and allocation methods.
2. Estimate the replacement or reproduction cost new of the improvements through data gathered from local sources and construction cost estimating manuals.
3. Estimate accrued depreciation (*the total of physical, functional, and economic obsolescence*) and deduct from the cost new. The remainder is the depreciated value of the improvements.
4. Add the estimated site value to the depreciated value to arrive at the indicated value of the subject property, to complete the Cost Approach.

Because the subject is vacant land, the Cost Approach will have little meaning in the final correlation of value for the subject property. The undersigned have therefore not included a Cost Approach of the subject property as improved.

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<sup>8</sup> Real Estate Appraisal Terminology, Byrl N. Boyce, Ballinger Publishing, Co., Cambridge, Mass, 1984

### **MARKET DIRECT SALES COMPARISON APPROACH:**

The market approach is often considered the approach upon which the greatest dependence can be placed. The principle of substitution is the foundation of this approach in that it implies that a prudent man will not pay more to buy or rent a comparable substitute property. The application of this approach obtains an estimate of value of a property by comparing it with similar properties of the same type and class, which have been sold recently or are currently offered for sale in the same or competing area. The sales are then adjusted to the subject property with respect to many factors such as time, location, size, Zoning, and condition.

The unit of comparison for an industrial property, such as our subject, in our locale, is price per sq.ft. The sales price per acre is a unit of comparison which expresses the relationship between price, value and the size of the property.

A review of recent sales in the subject market area was made. A sufficient number of transactions was found in the subject market area to provide an indication of value patterns in the area.

Typical adjustments are made on the following considerations:

**Time** - the time adjustment considers the fact that market conditions may change between the time of the sale of a comparable property and the date of the appraisal of the subject property. Changes in market conditions are often the result of such various causes as inflation, change in demand, and change in supply. Changes in market conditions over time are measured on a percentage basis relative to previous prices.



**Location** - the location adjustment considers significant differences in locational characteristics of the comparable property. Generally, properties in the same neighborhood have similar locational characteristics and require no locational adjustment. A property's locational characteristics are analyzed in terms of the relative time/distance relationship between it and all likely destinations and origins. The relationship is relative because the location of a property can be judged only in relation to that of others. The location adjustment is made in percentage terms, which reflect the extent to which a property in one neighborhood may sell for more or less than a property in another neighborhood.

**Size** - the size adjustment considers the effect that a property's size may have in determining its value. Generally, properties with larger area will sell for less per square foot than smaller properties. The adjustment is made on a percentage basis.

**Zoning** - the Zoning adjustment considers the effect that the Zoning lot area, set back, floor area ratio and use requirements may have on the marketability and value of the property. The adjustment is measured on a percentage basis.

**Approvals** - the approvals adjustment considers the effect that developments approvals may have on the marketability and value of the property.

**Condition** - the condition adjustment considers the effect that physical depreciation for functional and economic obsolescence may have on the marketability of the property. The adjustment is measured in terms of a percentage.

With reference to the preceding, the following sales are herein presented for analysis:

**LAND SALE #1:**

**Block/Lot:** 1507/20 & 21

**Address:** Linden Avenue, Jersey City, NJ

**Sale Price:** \$850,000

**Deed:** 4744/22

**Sale Date:** 6/24/94

**Grantor:** Richard Kantor c/o Miller Construction

**Grantee:** Hudson Eagle Distributing Co.

**Lot Size:** 6.37 acres, 277,477 sq.ft.

**Zoning:** I-3 Industrial

**Verification:** Richard Kantor, Deed and Tax Records

**Comments:** This is an irregular parcel with generally level topography and all utilities available.

**Indicated acquisition price:** \$3.06/SF, \$133,438/Ac.

**LAND SALE #2:**

**Block/Lot:** 2048/A1, A2, A5, A7, O, Part of H3 & J

**Address:** Communipaw Ave., & Johnston Ave., Jersey City, NJ

**Sale Price:** \$1,965,000

**Deed:** 4816/144

**Sale Date:** 12/5/94

**Grantor:** Consolidated Rail Corp.

**Grantee:** NJ Dept. of Transportation

**Lot Size:** 10.88 acres, 473,976 sq.ft.

**Zoning:** R-2

**Verification:** Conrail Philadelphia Office, Deed and Tax Records

**Comments:** This is an irregular parcel with generally level topography and all utilities available. Several parcels were assembled for part of the Hudson-Bergen Light Rail System.

**Indicated acquisition price:** \$4.15/SF, \$180,590/Ac.

**LAND SALE #3:**

**Block/Lot:** 67/1.01,2,3.01,4 & 69/1.01,1.02,2

**Address:** 799 River Road, Edgewater, NJ

**Sale Price:** \$3,000,000

**Deed:** 7843/514

**Sale Date:** 12/14/95

**Grantor:** Cramor Associates (J. Fletcher Cramer & Sons)

**Grantee:** PMG Realty Assoc. L.P.

**Lot Size:** 8.64 acres, 376,358 sq.ft.

**Zoning:** PD1-Planned Development District

**Verification:** Grantor/Deed and Tax Records

**Comments:** This is an irregular parcel with generally level topography and all utilities available. The property consists of a 8.64 acre parcel that is to be improved with 150 units. This is a waterfront parcel with good views. The property was purchased with approvals.

**Indicated acquisition price:** \$7.97/SF, \$347,222/Ac.

**LAND SALE #4:**

**Block/Lot:** 482/9

**Address:** 401 Hook Road, Bayonne, NJ

**Sale Price:** \$1,950,000

**Deed:** 4767/205

**Sale Date:** 8/30/94

**Grantor:** P.K. Limited Partnership

**Grantee:** Amerada Hess Corp.

**Lot Size:** 10.724 acres, 467,137 sq.ft.

**Zoning:** I-H Heavy Industrial

**Verification:** Office of Joseph Hiller for Hess, Deed and Tax Records

**Comments:** This is an irregular parcel with generally level topography and all utilities available. The property was purchased for \$1,550,000, however demolition expense was estimated to be an additional \$400,000. The site is encumbered by a 375 ft. overhead utility easement.

**Indicated acquisition price:** \$3.32/SF, \$144,536/Ac.

**LAND SALE #5:**

**Block/Lot:** 470/1C & 480/1,2,6,7,8,9

**Address:** 9401-47 Fairview Ave. & 2501-31 94th St., North Bergen,  
NJ

**Sale Price:** \$2,700,000

**Deed:** 4855/155

**Sale Date:** 4/18/95

**Grantor:** River Rock Corp, c/o Ramapo Bank

**Grantee:** Millanium Resource Recovery, Ltd.

**Lot Size:** 26.426 acres, 1,151,116 sq.ft.

**Zoning:** HMDC

**Verification:** Deed and Tax Records

**Comments:** This is an irregular parcel with generally level topography  
and all utilities available. The property is located in the  
flood plain of Bellmans Creek.

**Indicated acquisition price:** \$2.35/SF, \$102,172/Ac.

An analysis of the industrial land sales in the subject's market area has produced an unadjusted range of \$2.35 to \$7.97 per sq.ft. It is the appraisers' opinion that these sales are a good representation of value for vacant land in the subject's area. The following adjustment grid compares the comparable sales with the subject.

#### LAND SALES ADJUSTMENT GRID

	<b>SUBJECT</b>	<b>COMP 1</b>	<b>COMP 2</b>	<b>COMP 3</b>	<b>COMP 4</b>	<b>COMP 5</b>
<b>Location</b>	<b>Raymond Ave</b>	<b>Linden Ave</b>	<b>Communipaw</b>	<b>River Rd</b>	<b>Hook Rd</b>	<b>Fairview Ave</b>
<b>Municipality</b>	<b>Newark</b>	<b>Jersey City</b>	<b>Jersey City</b>	<b>Edgewater</b>	<b>Bayonne</b>	<b>N Bergen</b>
<b>Sale Price</b>		<b>\$850,000</b>	<b>\$1,965,000</b>	<b>\$3,000,000</b>	<b>\$1,950,000</b>	<b>\$2,700,000</b>
<b>Date</b>	<b>Aug-97</b>	<b>Jun-94</b>	<b>Dec-94</b>	<b>Dec-95</b>	<b>Aug-94</b>	<b>Apr-95</b>
<b>Sale Price/SF</b>		<b>\$3.06</b>	<b>\$4.15</b>	<b>\$7.97</b>	<b>\$4.17</b>	<b>\$2.35</b>
<b>SP Adj for Time</b>		<b>\$850,000</b>	<b>\$1,965,000</b>	<b>\$3,000,000</b>	<b>\$1,950,000</b>	<b>\$2,700,000</b>
<b>Adjusted SP/SF</b>		<b>\$3.06</b>	<b>\$4.15</b>	<b>\$7.97</b>	<b>\$4.17</b>	<b>\$2.35</b>
<b>Location</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>	<b>Above Avg</b>	<b>Average</b>	<b>Average</b>
<b>Adjustment</b>		<b>0.00%</b>	<b>0.00%</b>	<b>-20.00%</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Size (sq.ft.)</b>	<b>643,424</b>	<b>277,477</b>	<b>473,976</b>	<b>376,358</b>	<b>467,137</b>	<b>1,151,116</b>
<b>Adjustment</b>		<b>-5.00%</b>	<b>-5.00%</b>	<b>-5.00%</b>	<b>-5.00%</b>	<b>10.00%</b>
<b>Zoning</b>	<b>I-3</b>	<b>I-3</b>	<b>R-2</b>	<b>PD-1</b>	<b>I-H</b>	<b>HMDC</b>
<b>Adjustment</b>		<b>0.00%</b>	<b>10.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Approvals</b>	<b>None</b>	<b>None</b>	<b>None</b>	<b>Yes</b>	<b>None</b>	<b>None</b>
<b>Adjustment</b>		<b>0.00%</b>	<b>0.00%</b>	<b>-15.00%</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Condition</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>	<b>Flood</b>
<b>Adjustment</b>		<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>20.00%</b>
<b>Total Adjustment</b>		<b>-5.00%</b>	<b>5.00%</b>	<b>-40.00%</b>	<b>-5.00%</b>	<b>30.00%</b>
<b>Adjusted SP/SF</b>		<b>\$2.91</b>	<b>\$4.35</b>	<b>\$4.78</b>	<b>\$3.97</b>	<b>\$3.05</b>

#### DESCRIPTION OF ADJUSTMENTS

The preceding sales are located within the subject market area. These sales are of vacant land that sold within the last 3 years, which are believed to be representative of the current market. From our analysis of property transactions over the last few years, we have found that property values have generally remained stable. Therefore no adjustment is indicated for any change in value over time.

**Comparable Sale #1** is an irregular parcel of vacant industrial land located on Linden Avenue in Jersey City, NJ. The property, containing 6.37 acres (277,477 sq.ft.), was purchased in June of 1994 for \$850,000 or \$3.06 per sq.ft. The comparable sale is a smaller parcel, and since smaller properties generally sell for more per acre, a downward adjustment is indicated. The comparable sale is similar to the subject in all other aspects and therefore no further adjustments are indicated. After adjusting the comparable sale for size, the indicated adjusted sale price per sq.ft. \$2.91.

**Comparable Sale #2** is an irregular parcel of vacant industrial land located on Communipaw Avenue in Jersey City, NJ. The property, containing 10.88 acres (473,976 sq.ft.), was purchased in December of 1994 for \$1,965,000 or \$4.15 per sq.ft. The comparable sale is a smaller parcel, and since smaller properties generally sell for more per acre, a downward adjustment is indicated. The comparable sale is located in a less favorable zoning district and has been adjusted upward. The comparable sale is similar to the subject in all other aspects and therefore no further adjustments are indicated. After adjusting the comparable sale for size and zoning, the indicated adjusted sale price per sq.ft. \$4.35.

**Comparable Sale #3** is an irregular parcel of vacant industrial land located on River Road in Edgewater, NJ. The property, containing 8.64 acres (376,358 sq.ft.), was purchased in December of 1995 for \$3,000,000 or \$7.97 per sq.ft. The comparable sale has a more favorable location in Edgewater, and therefore a downward adjustment is indicated. The comparable sale is a smaller parcel, and since smaller properties generally sell for more per acre, a downward



adjustment is indicated. The comparable sale was purchased with development approvals and has been adjusted downward. The comparable sale is similar to the subject in all other aspects and therefore no further adjustments are indicated. After adjusting the comparable sale for location, size and approvals, the indicated adjusted sale price per sq.ft. \$4.78.

**Comparable Sale #4** is an irregular parcel of vacant industrial land located on Hook Road in Bayonne, NJ. The property, containing 10.72 acres (467,137 sq.ft.), was purchased in August of 1994 for \$1,950,000 or \$4.17 per sq.ft. The comparable sale is a smaller parcel, and since smaller properties generally sell for more per acre, a downward adjustment is indicated. The comparable sale is similar to the subject in all other aspects and therefore no further adjustments are indicated. After adjusting the comparable sale for size, the indicated adjusted sale price per sq.ft. \$3.97.

**Comparable Sale #5** is an irregular parcel of vacant industrial land located on Fairview Avenue in North Bergen, NJ. The property, containing 26.43 acres (1,115,116 sq.ft.), was purchased in April of 1995 for \$2,700,000 or \$2.35 per sq.ft. The comparable sale is a larger parcel, and since larger properties generally sell for less per acre, an upward adjustment is indicated. Portions of the comparable sale are located in a flood hazard area, and therefore an upward adjustment is indicated for condition. The comparable sale is similar to the subject in all other aspects and therefore no further adjustments are indicated. After adjusting the comparable sale for size and condition, the indicated adjusted sale price per sq.ft. \$3.05.

**CORRELATION OF MARKET COMPARISON APPROACH TO VALUE:**

An analysis of the above sales of similar properties in the subject's market area has produced an unadjusted range of from \$2.35 to \$4.78 per sq.ft. It is the appraisers' opinion that these sales are a good representation of value for industrial vacant land in the subject's area.

After adjustments, an indicated range of value for the subject is between \$2.91 and \$4.78 per sq.ft. After careful consideration of the subject property, with regard to location, condition and projected local market trends, the appraisers have selected \$4.00 per sq.ft. as reasonably indicative of the value for the subject property.

**Therefore:**

$$643,424 \text{ sq.ft.} \times \$4.00 = \$2,573,696$$

Indicated Subject value by Market Comparison..... \$2,573,696

SAY \$2,574,000

**FINAL CORRELATION AND CONCLUSIONS:**

**Estimated subject value by:**

Income Capitalization Approach:..... N/A

Cost or Replacement Approach:..... N/A

Direct Market Sales Comparison Approach:..... \$2,574,000

The subject site is an irregularly shaped parcel containing a total of 14.771 acres of land. The site has frontage on Route 1-9 in the City of Newark. Since no survey or topographic map was made available to the appraisers, the site analysis is based on information obtained from the Tax Assessor's office and visual exterior inspection. In accordance with client instructions, the subject property has been valued as if clean and uncontaminated with any environmentally hazardous material. The appraisers have given no positive or negative consideration to the existing dilapidated improvements.

All data have been assembled through the co-operating Real Estate professionals, and Municipal tax and assessment records. All accepted appraisal methods have been considered in the estimate of value including the Direct Market Sales Comparison Approach, the Cost of Replacement Approach, and the Income Capitalization Approach.

Since the subject is vacant land, it is the appraisers' opinion that the Income Approach would have little meaning in the overall correlation of value. Therefore, the Income Approach has not been included in this appraisal assignment.

The Cost Approach to value is considered most reliable when used to estimate the value of new properties. It is generally deemed less reliable due to the inherent difficulty in properly estimating accrued depreciation and underlying land value. Since the subject is vacant land, it is the appraisers' opinion that the Cost Approach would have little meaning in the overall correlation of value. Therefore, the Cost Approach has not been included in this appraisal assignment.

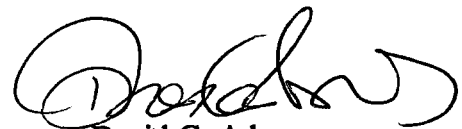
The Market Approach was used in developing a value estimate for the subject. The principle of substitution is the foundation of this approach in that it implies that a prudent person

will not pay more to buy or rent a comparable substitute property. The application of this approach obtains an estimate of value of a property by comparing it with similar properties of the same type and class, which have been sold recently or are currently offered for sale in the same or competing area. The sales were adjusted to the subject property with respect to such factors as location, size, Zoning, and condition. An estimated value of \$4.00 per sq.ft. or \$2,574,000 was developed by this approach.

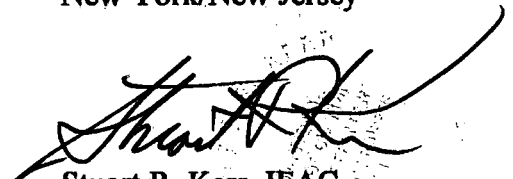
In conclusion, it is the appraisers' opinion that the subject is a vacant industrial land parcel with average development potential for the area. The appraisers, in accordance with client instructions, assumed there were no adverse environmental conditions that could be considered as detrimental to overall appeal or value. It is therefore our opinion that Market Value of the Fee Simple Estate of the subject property, as of August 8, 1997, as if clean and uncontaminated with any environmentally hazardous material, is:

**TWO MILLION FIVE HUNDRED SEVENTY FOUR THOUSAND DOLLARS  
(\$2,570,000).**

Respectfully submitted,



David G. Adams  
Certified General Appraiser  
New York/New Jersey



Stuart R. Kerr, IFAC  
Certified General Appraiser  
NJ/NY/PA

**PHOTOGRAPHS AND ADDENDA**



Subject - From Route 1-9 Looking East



Subject - From Route 1-9 Looking East



Route 1-9 Looking North



Route 1-9 Looking South



**Subject From Multiplex Cinema Looking North**



**Subject From The NJ Turnpike Looking West**



## **CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS:**

### **Statement of Limiting Conditions:**

The certification of the Appraisers appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraisers in the report.

1. The Appraisers assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the Appraisers render any opinions as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraisers have made no survey of the property.
3. The Appraisers are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, or structure, which would render it more or less valuable. The Appraisers assume no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates and opinions furnished to the Appraisers, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraisers can be assumed by the Appraisers.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraisers are affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraisers, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraisers are connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraisers; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraisers.

9. On all appraisals subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.
10. It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraisers do not have the skill or expertise needed to make such inspections. The appraisers assume no responsibility for these items.

**Certification:** The Appraisers certify and agree that:

1. To the best of the Appraisers' knowledge and belief, all statements of fact and other information in this report are true and correct, and the Appraisers have not knowingly withheld any significant information.
2. All contingent and limiting conditions are contained herein. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraisers personal, unbiased professional analyses, opinions, and conclusions.
3. The Appraisers have no present or prospective interest in the property appraised. The Appraisers have no personal interest or bias with respect to the subject matter of the appraisal report or the parties involved. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the present or prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
4. Neither the employment to make the appraisal, nor the compensation for it, is contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, a requested minimum valuation, a specific valuation, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. David G. Adams personally inspected the property, both inside and out, unless otherwise noted within the body of the report.
6. All analyses, opinions and conclusions concerning the real estate that are set forth in the appraisal report were prepared by the Appraisers whose signatures appear on the appraisal report. No change of any item in the appraisal report shall be made by anyone other than the Appraisers, and the Appraisers shall have no responsibility for any such unauthorized change.
7. No other persons provided significant professional assistance to the person(s) signing this report unless the name of such person is listed in and made a part of the report.

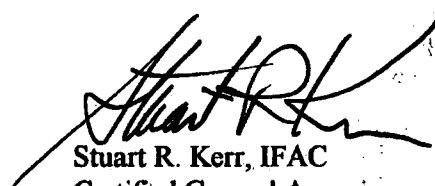
8. This appraisal complies with the requirements set forth in the Federal Financial Institutions Reform Recovery and Enforcement Act of 1989, commonly known as FIRREA, Title XI CFR Part 225.61 et seq. This appraisal meets the requirements of the said FIRREA Act and the analyses, opinions, and conclusions in this appraisal were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and discloses any steps taken that were necessary or appropriate to comply with the provisions and standards of said USPAP.
9. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organization(s) with which the Appraisers are affiliated.

The National Association of Independent Fee Appraisers conducts a mandatory program of continuing education for its members. Designated members who meet the minimum standards of this program are awarded periodic educational certification. Stuart R. Kerr, IFAC is certified under this program through December 31, 1999.

August 12, 1997



David G. Adams  
Certified General Appraiser  
New York/New Jersey



Stuart R. Kerr, IFAC  
Certified General Appraiser  
NJ/NY/PA

**DAVID G. ADAMS**  
**CERTIFIED GENERAL APPRAISER NEW JERSEY/NEW YORK**  
**APPRAISER QUALIFICATIONS**

**LICENSEE**

Certified General Appraiser - State of New Jersey RG-01316  
Certified General Appraiser - State of New York 46000026608

**EDUCATION**

University of Massachusetts, 1966  
University of Rhode Island, 1968  
Real Estate Salespersons Qualifying Course  
Appraisal Institute Courses:  
Real Estate Appraisal Principles  
Residential Valuation  
Standards of Professional Practice  
Capitalization, Theory and Techniques Part A  
Capitalization, Theory and Techniques Part B  
Completed Courses in:  
Community Planning and Development  
Urban Renewal and Redevelopment  
Property Rehabilitation  
Real Estate Financing and Development  
Basic Assessing Principles

**EMPLOYMENT**

1992 to Present  
Kerr Realty Appraisal Co.  
  
1984 to 1992  
Beckmann Associates  
  
1980 to 1984  
Assistant Community Development Director  
Village of Spring Valley  
  
1972 to 1980  
Principal Planning Consultant  
Emanuel Associates, Inc.

**AREAS OF EXPERTISE:**

All aspects of General Appraising including:  
Right-of-Way    Condemnation  
Residential    Commercial and Industrial  
Estate    Mortgage  
Certiorari    Feasibility

All aspects of Community Planning:

**MEMBERSHIPS**

Rockland County  
Rockland County Environmental Management Council (Chairman)  
Town of Haverstraw Planning Board (Chairman)  
Rockland County Planning Board

STUART R. KERR, IFAC  
CERTIFIED GENERAL APPRAISER  
NEW JERSEY RG-00253  
NEW YORK 46000007399  
PENNSYLVANIA GA000628-L

APPRAISER QUALIFICATIONS

**PROFESSIONAL BACKGROUND:**

**NATIONAL ASSOCIATION OF INDEPENDENT FEE APPRAISERS - IFAC - Counselor Designation**

National President 1985  
National First Vice President 1984  
National Second Vice President 1983  
National Secretary 1982  
National Treasurer 1981  
Past Trustee NAIFA Education and Research Trust  
National Chairman Ethics and Grievance Committee, 1977/79/80  
National Director NAIFA 1973/75/77/80  
President Bergen County Chapter NAIFA 1972

**NATIONAL ASSOCIATION OF REALTORS**

Realtor Since 1966  
Member New Jersey Association of Realtors  
President Pascack Valley Board of Realtors 1977  
President Pascack Valley Multiple Listing Service 1970/71

International Society of Arboriculture - Member 1984/85

Licensed Real Estate Broker - State of New Jersey since 1959

Licensed Real Estate Broker - State of Pennsylvania

Formerly licensed in State of New York

**EDUCATIONAL BACKGROUND:**

Columbia College, Columbia University, Bachelor of Arts 1953

Satisfactorily completed the following appraisal courses:

National Association of Independent Fee Appraisers

Income Capitalization, 1975

Tree Valuation, 1983

Society of Real Estate Appraisers

Course 201 - Income Property Valuation, Ohio State 1973

American Institute of Real Estate Appraisers

Course I - Basic Course, University of Georgia, 1967

Course VIII - Residential Properties University of Maryland, 1971

Course II - Urban Properties, University of Georgia, 1971

Course IV - Condemnation, University of Georgia, 1972

Course VI - Mathematics of Capitalization (Ellwood) College of St. Thomas, 1972

Real Property Appraisal I (Tax Assessor Course) Rutgers University Ext., 1977

**Certified by:** The Federal Housing Administration as Fee Appraiser 1970

Federal National Mortgage Association as Fee Appraiser 1977

**Qualified Expert Witness as Real Estate Appraiser:**

Bergen County, NJ, Board of Taxation & Superior Court

Essex County, NJ, Board of Taxation

Numerous Municipal Planning Boards, Zoning Boards & Governing Bodies

**Teaching Experience:**

Iona College - Adjunct Assistant Professor, Real Estate Dept. School of General Studies

Rockland Community College - Real Estate Appraisal Continuing Education

Certified by the NJ Real Estate Commission as a teacher for license qualification courses

National Association of Independent Fee Appraisers as instructor for fundamental and advanced NAIFA Appraisal Courses including

Marshall & Swift Construction Costs - Residential and Commercial / Industrial

**PROFESSIONAL CLIENTELE:**

Currently appraise for numerous corporations, Relocation Companies, such as, PHH Homequity, Genesis, Prudential, Coldwell Banker etc., and for banks, attorneys, and municipalities.

BLOCK 2392 changed from I3 to I1

BLOCK 2069 I1

SUBJECT

I3

I3

I3

I3

I3

I3

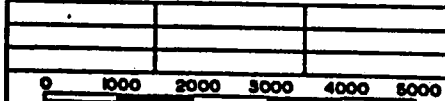
I3

Revised: May 1988

# ZONING DISTRICT MAP CITY OF NEWARK, N.J.



REVISIONS - DATE



SHT. NO.

27

OF 27

No. 654FV 1st Reading

SEP 07 1986

586

## Ordinance

Date

Date to Mayor 11-10-86Date Returned 11-12-86Date Resubmitted  
to Council

No. \_\_\_\_\_ Public Hearing

of the

No. 654FV NOV 05 1986  
2nd Rdg. and Final Passage

City of Newark, N. J.

Approved as to Form and Locality on Basis of Facts Set Forth

Factual contents certified to by

Henry A. Hunt  
Corporation CounselWilliam H. Payne  
TitleCouncillor William H. Payne Presents the following Ordinance:

1  
2  
3  
4 AN ORDINANCE AMENDING SECTION 27:3-54 OF  
5 ARTICLE 11, "THIRD INDUSTRIAL DISTRICT REGULA-  
6 TIONS," CHAPTER 3, TITLE 27, ZONING OF THE  
7 REVISED ORDINANCES OF THE CITY OF NEWARK,  
8 NEW JERSEY, 1966, AS AMENDED AND SUPPLEMENTED,  
9 TO REQUIRE THE INSTALLATION OF A SEVEN (7)  
10 FOOT HIGH FENCE AROUND COMMERCIAL GARAGES.  
11  
12

13 BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY  
14 OF NEWARK, NEW JERSEY, THAT:  
15  
16

17 Section 1. Section 27:3-54 of Article 11, "Third  
18 Industrial District Regulations," Chapter 3, Title 27, Zoning,  
19 of the Revised Ordinances of the City of Newark, New Jersey,  
20 1966, as amended and supplemented be and is hereby amended to  
21 read in its entirety as follows:  
22

23 27:3-54  
24

25 A building or premises may be used for  
26 any purpose whatsoever not in conflict with  
27 any ordinances of the City regulating nuisances  
28 except that no public parking lots are  
29 permitted. Junk yards must be within a solid  
30 enclosure not less than seven feet high and  
31 commercial garages must be enclosed by a  
32 chain-link privacy fence with slats along  
33 all property lines, except where the wall  
34 of any building situated on the lot abuts  
35 a property line. In addition, each fence  
36 exit and entrance way on any commercial garage  
37 property shall have an appropriate gate,  
38 chain or closing device in order to close  
39 the area when not in use. Moreover, no  
40 building or premises shall be used and no  
41 building shall be erected or structurally  
42 altered or converted for use for dwelling  
43 purposes including rooming and boarding houses,  
44 except that dwelling quarters may be  
45 established in connection with any industrial  
46 establishment for one security person employed  
47 upon the premises and that hotels and motels  
48 are exempt from this provision.  
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1986 AUG -6 AM 10 52

CITY CLERK'S OFFICE  
NEWARK, N.J.

1  
2  
3 Section 2. All commercial garages located within the  
4 City of Newark shall be given one hundred and twenty (120) days  
5 from the effective date of this ordinance to comply with the  
6 terms contained herein.  
7

8  
9 Section 3. Any ordinance or parts of ordinances  
10 inconsistent herewith are hereby repealed.  
11

12 Section 4. This ordinance shall take effect upon final  
13 passage and publication in accordance with law.  
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DO NOT USE SPACE BELOW THIS LINE

RECORD OF COUNCIL VOTE ON FINAL PASSAGE										RECORD OF COUNCIL VOTE FOR RECONSIDERATION									
Councilman	Aye	Nay	NV	AB	Councilman	Aye	Nay	NV	AB	Councilman	Aye	Nay	NV	AB	Councilman	Aye	Nay	NV	AB
BRANCH	✓				RICE				✓	BRANCH					RICE				
CARRINO	✓				TUCKER M	✓				CARRINO					TUCKER				
GRANT	✓				VILLANI				✓	GRANT					VILLANI				
HARRIS					MARTINEZ,	✓				HARRIS					MARTINEZ,				
PAYNE S	✓				President					PAYNE					President				
✓ — Indicates Vote					AB — Absent					NV — Not Voting									

Adopted on first reading at a meeting of the Council of the City of Newark, N. J., on

SEP 03 1986

Adopted on second and final reading after hearing on

NOV 05 1986

Approved  
Rejected By

*[Signature]*  
*[Signature]*

Council President

*[Signature]*  
*[Signature]*

City Clerk

This Ordinance when adopted must remain in the custody of the City Clerk. Certified copies are available.

CERTIFIED TO BE BY ME THIS  
12TH DAY OF NOVEMBER, 1986



**27:3-52. Off-street parking and off-street loading regulations.**

Provisions for off-street parking and off-street loading berths shall be provided as required by section 27:5-1 et seq.

**Article 11. THIRD INDUSTRIAL DISTRICT REGULATIONS.****27:3-53. Applicable regulations.**

The regulations set forth in this article, or set forth elsewhere in this title when referred to in this article, are the district regulations in Third Industrial Districts.

**27:3-54. Use regulations.**

A building or premises may be used for any purpose whatsoever not in conflict with any ordinances of the city regulating nuisances except that no public parking lots are permitted. Junk yards must be within a solid enclosure not less than 7 feet high. No building or premises shall be used and no building shall be erected or structurally altered or converted for use for dwelling purposes including rooming and boarding houses, except that dwelling quarters may be established in connection with any industrial establishment for one security person employed upon the premises and that hotels and motels are exempt from this provision.

(2-7-68, §8; 5-21-69, §1; 8-6-69, §3; 2-18-70, §1; 1-16-85, §5)

CROSS REFERENCE. For regulations concerning junk and scrap metal, see sections 8:8-1 et seq.

**Chapter 4. ADDITIONAL AND SPECIAL REGULATIONS; CONDITIONAL USES.****Article 1. ADDITIONAL HEIGHT AND AREA REQUIREMENTS.****27:4-1. Effect of additional regulations set forth in this article.**

The regulations hereinafter set forth in this article shall be deemed to restrict, qualify or supplement, as the case may be, the district regulations appearing elsewhere in this title.

**27:4-2. Additional area regulations.**

(a) The area required in a court or yard at any given level shall be open from such level to the sky unobstructed, except for the ordinary projections or skylights and parapets above the bottom of such court or yard, and except for the ordinancy projections of window sills and belt courses to the extent of not more than 4 inches. Cornices and other ornamental features may extend into such court or yard to the extent of not more than 12 inches.

(b) An open or lattice enclosed iron fire-escape, fireproof outside stairway, or solid-floored balcony to a fire tower may project not more than 4 feet into a rear yard or an inner court, except that an open or lattice-enclosed iron fire-escape may project not more than 8 feet into a rear yard or into an inner court, when it does not occupy more than 20 percent of the area of such inner court.

(c) A corner of a court or yard may be cut off between walls of the same building, provided that the length of the wall of such cut-off does not exceed 7 feet.

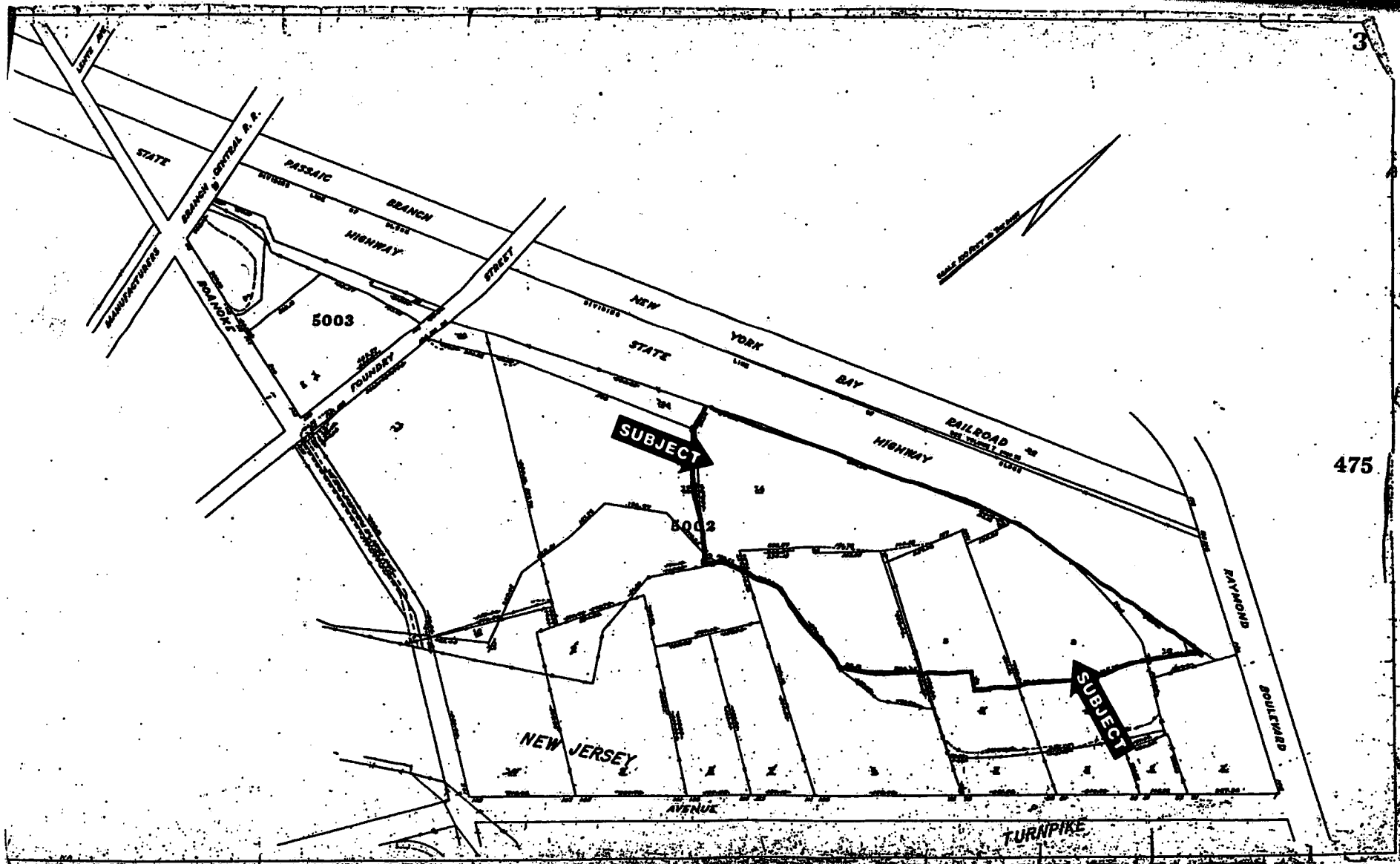
(d) Windows opening on an offset to a court or yard shall be deemed to comply with the provisions of this title provided such offset is no deeper in any part than it is wide on the open side. The open side of such offset shall in no case be less than 6 feet. The area contained in such offset shall, in no case, be included in computing the required area of a court or yard.

(e) A one-story open porch may project into a required front yard for a distance not greater than 8 feet.

(f) No rear yard shall be required on corner lots occupied solely by business or industrial buildings in business or industrial districts.

(g) In residence districts, accessory buildings may occupy 40 percent of the required area of a rear yard up to a height of 18 feet above the curb level.

(h) Chimneys or flues may be erected within a side or rear yard, provided they do not project more than 2 feet and they shall not obstruct ventilation.



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